

025.0

0003

0001.0

Map

Block

Lot

1 of 1  
CARDResidential  
ARLINGTONTotal Card / Total Parcel  
1,170,100 / 1,170,100

APPRAISED:

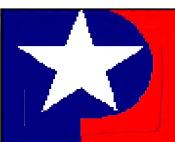
1,170,100 / 1,170,100

USE VALUE:

1,170,100 / 1,170,100

ASSESSED:

1,170,100 / 1,170,100


**Patriot**  
Properties Inc.
**PROPERTY LOCATION****IN PROCESS APPRAISAL SUMMARY**

No	Alt No	Direction/Street/City
60		TROWBRIDGE ST, ARLINGTON

**OWNERSHIP**

Unit #:

Owner 1: PETIT MICHAEL J & JIA	
Owner 2:	
Owner 3:	

Street 1: 132 PAGE RD	
Street 2:	

Twn/City: LITCHFIELD	
St/Prov: NH	Cntry
Own Occ: N	

Postal: 03052	Type:
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PREVIOUS OWNER	
Owner 1: DASILVA JOSEPH A & DANIEL J -	
Owner 2: -	

Street 1: 58 TROWBRIDGE ST	
Twn/City: ARLINGTON	
St/Prov: MA	Cntry

Postal: 02474	
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**NARRATIVE DESCRIPTION**

This parcel contains .115 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1913, having primarily Vinyl Exterior and 3849 Square Feet, with 2 Units, 2 Baths, 1 3/4 Bath, 1 HalfBath, 10 Rooms, and 4 Bdrms.

**OTHER ASSESSMENTS**

Code	Descrip/No	Amount	Com. Int

**PROPERTY FACTORS**

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

**LAND SECTION (First 7 lines only)**

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		5000		Sq. Ft.	Site		0	80.	1.14	1									456,000						456,000	

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
104	5000.000	709,000	5,100	456,000	1,170,100		16486
							GIS Ref
							GIS Ref
							Insp Date
							09/09/17

PREVIOUS ASSESSMENT								Parcel ID	025.0-0003-0001.0	Date
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	104	FV	709,000	5100	5,000.	456,000	1,170,100		Year end	12/23/2021
2021	104	FV	619,600	5100	5,000.	456,000	1,080,700		Year End Roll	12/10/2020
2020	104	FV	618,400	5100	5,000.	456,000	1,079,500	1,079,500	Year End Roll	12/18/2019
2019	104	FV	424,600	5100	5,000.	484,500	914,200	914,200	Year End Roll	1/3/2019
2018	104	FV	424,600	5100	5,000.	353,400	783,100	783,100	Year End Roll	12/20/2017
2017	104	FV	398,400	5100	5,000.	307,800	711,300	711,300	Year End Roll	1/3/2017
2016	104	FV	398,400	5100	5,000.	262,200	665,700	665,700	Year End	1/4/2016
2015	104	FV	355,100	5100	5,000.	256,500	616,700	616,700	Year End Roll	12/11/2014

SALES INFORMATION								TAX DISTRICT	PAT ACCT.			
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes			
DASILVA JOSEPH	72138-367	1	1/17/2019		1,175,000	No	No		Antonio Almeida DaSilva dod 11/15/2015			
DA SILVA ANTONI	47406-240		5/5/2006	Family		1	No	No				
DASILVA ANTONIO	22316-19		8/21/1992			1	No	No	A			

BUILDING PERMITS												ACTIVITY INFORMATION												
4/24/2019	551	Redo Bas		45,000	C							9/2/2021	Permit Visit			DGM	D Mann							
5/26/2004	457	Porch		7,500		G6		GR FY06		ENCL FRT PORCH		8/28/2020	Mail Update			MM	Mary M							
												9/9/2017	MEAS&NOTICE			KB	Kevin B							
												4/29/2009	Measured			163	PATRIOT							
												3/24/2005	Permit Visit			BR	B Rossignol							
												10/4/1999	Mailer Sent											
												10/4/1999	Measured			264	PATRIOT							
												10/1/1981				MS								
												Sign:	VERIFICATION OF VISIT NOT DATA											

**EXTERIOR INFORMATION**

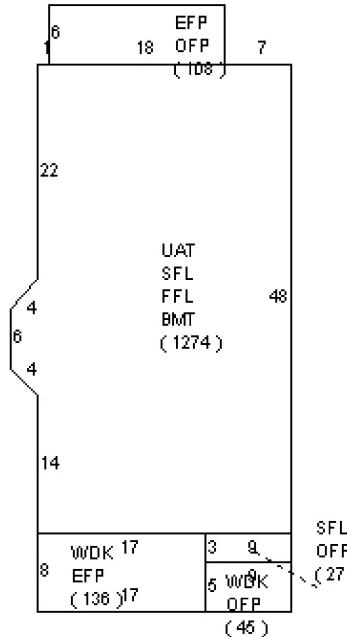
Type:	13 - Multi-Garden
Sty Ht:	2A - 2 Sty +Attic
(Liv) Units:	2 Total: 2
Foundation:	2 - Conc. Block
Frame:	1 - Wood
Prime Wall:	4 - Vinyl
Sec Wall:	%
Roof Struct:	2 - Hip
Roof Cover:	1 - Asphalt Shgl
Color:	YELLOW
View / Desir:	

**BATH FEATURES**

Full Bath:	2	Rating: Average
A Bath:		Rating:
3/4 Bath:	1	Rating: Very Good
A 3QBth:		Rating:
1/2 Bath:	1	Rating: Average
A HBth:		Rating:
OthrFix:		Rating:

**COMMENTS**

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**SKETCH****RESIDENTIAL GRID**

1st Res Grid	Desc: Line 1	# Units	2
Level	FY LR DR D K FR RR BR FB HB L O		
Other			
Upper			
Lvl 2			
Lvl 1			
Lower			
Totals	RMs: 10	BRs: 4	Baths: 2 HB 1

**CONDO INFORMATION**

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

**REMODELING**

Exterior:	No Unit	RMS	BRS	FL
Interior:	2	5	2	
Additions:				
Kitchen:				
Baths:				
Plumbing:				
Electric:				
Heating:				
General:				
Totals	2	10	4	

**RES BREAKDOWN**

Rate	Parcel ID	Typ	Date	Sale Price

**CALC SUMMARY**

Basic \$ / SQ:	180.00		
Size Adj.:	1.05776691		
Const Adj.:	1.08878231		
Adj \$ / SQ:	207.302		
Other Features:	139349		
Grade Factor:	1.00		
NBHD Inf:	1.00000000		
NBHD Mod:			
LUC Factor:	1.00		
Adj Total:	871065		
Depreciation:	162018		
Depreciated Total:	709047		
WtAv\$/SQ:	AvRate:	Ind.Val	
Juris. Factor:	1.00	Before Depr:	207.30
Special Features:	0	Val/Su Net:	148.54
Final Total:	709000	Val/Su SzAd:	275.34

**SUB AREA**

Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrip	% Type	Qu # Ten
SFL	Second Floor	1,301	207.300	269,700	BMT	100	FLA	75	G
BMT	Basement	1,274	105.340	134,197	UAT	100	FLA	100	A
FFL	First Floor	1,274	207.300	264,103					
UAT	Upper Attic	319	145.110	46,218					
EFP	Enclos Porch	244	41.790	10,197					
WDK	Deck	181	12.550	2,271					
OPF	Open Porch	180	27.950	5,030					
Net Sketched Area:				731,716	Total:				
Size Ad	2575	Gross Area	5728	FinArea	3849				

**SUB AREA DETAIL****IMAGE**
**AssessPro Patriot Properties, Inc**
**MOBILE HOME**

Make: [ ] Model: [ ] Serial #: [ ] Year: [ ] Color: [ ]

**SPEC FEATURES/YARD ITEMS**

Code	Description	A Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D Y	1	20X20	A	AV	1913	21.25	T	40	104			5,100			5,100

More: N

Total Yard Items: 5,100 Total Special Features: [ ]

Total: 5,100